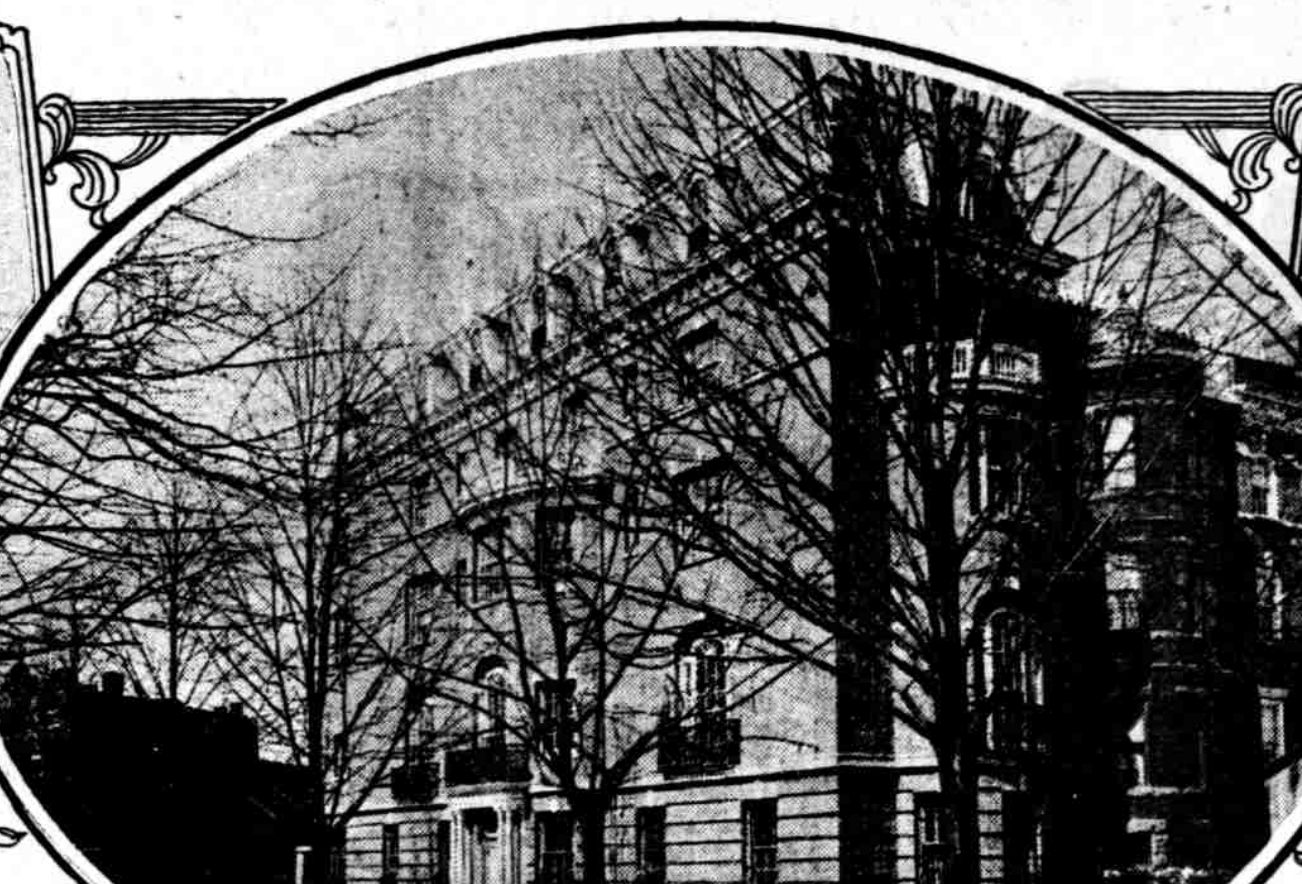


Types of Homes Being Erected in Suburbs Where Land Can Be Obtained at Low Cost and a Modern Adaptation of Colonial Type to City Necessities



New Home of Mayor W. G. Platt at the Corner of Takoma and New York Avenues, Takoma Park.



New Residence of H. L. Thornton at Fifth and Butternut Streets, Takoma Park.

WEEK'S TRANSFERS IN REALTY MARKETS SHOW SMALL LOSS

Pace Set for First Part of May Too Fast to Be Sustained.

SUBURBAN TRACTS EASILY KEEP LEAD

Loan Market Also Declines—Continental Hotel to Issue Bonds.

The record-breaking pace set by the real estate brokers during the first week of May, when a new mark of 190 transactions closed in one week was sustained, as a consequence, a review of the realty activities of the second week of the month shows a decline of 15 per cent from that record.

During the past six days 163 deals in real estate reached the record stage, a comparison of this volume of business with other weeks of 1911 discloses that the agents have been busy even if they could not equal the number of transactions consummated in the preceding week. They have been few weeks this year that have exceeded the business of the second week of May. The number of deals closed in one week surpassed by two the transactions recorded during the similar period of 1910, according to the figures in the office of the Recorder of Deeds.

Last Thursday witnessed the filing of 34 papers with the Recorder, including deeds, trusts, and other instruments affecting the title to real estate. This is the highest number received for record on any day in one day in the history of the office. The greatest number of papers ever filed in one day in the history of the office was 18, which were recorded June 30, 1908, the day before the stamp tax was during the Spanish war became operative.

Many Transfers.

A total of 233 lots were transferred during the past six days. The outgoing suburban tracts were easily in the lead, with a total of ninety-nine lots sold. In second place is the near-urban district, with sixty-six lots sold. Within the city proper fifty lots were conveyed in the northwest, eighteen in the northeast, and thirty in the southwest and southeastern sections.

Purchasers of property in the new subdivision of Massachusetts Avenue Heights are closing their transactions. Already six sales, involving many thousands square feet of ground in this subdivision, have been recorded this month. The consideration in the deeds are normal, but from the amount of the deferred purchase money trusts the prices paid run into a considerable figure. Numerous other sales are announced in this section in which the deeds have not passed.

The Washington Hotel Company, which owns the Continental Hotel on the Station plaza, has placed on record a trust to secure an issue of bonds aggregating \$50,000. The bonds are of the denomination of \$1,000, are payable June 28, 1915, and bear interest at 6 per cent. The bonds mature at the same time as a building loan made by the property before the hotel was erected.

Loan Market Declined.

The loan market also declined this week from the figures of the preceding six days. The total of loans recorded was \$71,332.64. There were pledged for the repayment of this sum 287 lots. The average interest rate remained at 8 1/2 per cent, the figure of the preceding week.

New loans formed the bulk of the week's business, totaling \$17,111.21. The sum of all the notes given for deferred payments on newly acquired real estate this week was \$286,171.44. The building associations put out loans aggregating \$12,550.

Owners of property in the county were the largest borrowers this week, demanding of the market a total of \$49,757. Northwest property was pledged for the next largest sum, which was \$25,059.57. The record of loans in the other sections was: Northeast, \$24,000; southeast, \$24,385; and southwest, \$12,400.

Nine Dollars a Square Foot Paid for Realty

A price of \$9 a square foot is reported by Stone & Fairfax to have been obtained in the sale this week of the property at the southeast corner of Seventh and L streets northwest. The property was bought from C. H. Judd for an investment.

Buys Dwelling Site.

Mrs. Gertrude L. Garriott has purchased a forty-foot lot on the south side of Monroe street, between Thirtieth and Fourteenth streets northwest, for \$2,500, and will erect a three-story dwelling. The sale was made through the office of Wallace, Gibbs & Daniel.

BUILDING ACTIVE IN TAKOMA PARK; MANY SALES BEING MADE

Handsomeness New Residences of W. G. Platt and H. L. Thornton Completed.

Sales of property and construction of residences in Takoma Park have been showing marked activity this spring. Construction of public buildings is also active, for the Carnegie Library, the first branch of the Washington Public Library, has now been built up to the second story, and the Bliss Electrical School has completed a new three-story building.

Two of the most notable residences just completed are those of Mayor W. G. Platt, of North Takoma, and H. L. Thornton, the local dealer in Takoma Park properties. Mayor Platt's house is a handsome one of brick and stucco occupying a large lot at Takoma and New York avenues. Mr. Thornton has built at Fifth and Butternut streets, one of the best houses in the suburb. His lot is 94 by 138 feet. William King, of King & Milburn, has also just completed two stucco houses of attractive design on Dahlia street near Piney Branch road.

Owing to the low price at which ground can be purchased in Takoma Park, nearly every house in the suburb is surrounded by a generous lot. While an attractive apartment house has been erected, there is no trace of the house-in-a-row. Every home is a unit of individuality.

One of the chief attractions of the suburb is the midst of an old growth of shade trees which lend picturesqueness to every street and have been laid from the end of the Fourteenth street line east on Kennedy street to Takoma Park and is expected to be in operation within the next two weeks. The suburb is now served by the Baltimore and Ohio railroad.

Takoma has grown from an old village on the northern outskirts of the District to be almost an integral part of the city in the last ten years. A part of the town is over the line in Maryland, but, physically, there is no line of demarcation between the two sections. The building up of Potomac Heights, Addition, has made almost a continuous city from the old boundary of the city proper.

House Sales Reported By Gardiner & Dent

Miss Bertha L. Schafer has sold two houses in the northwest and one in the southwest. The sales are reported today by Gardiner & Dent, Inc. The two six-room houses, at 2428 and 1663 Georgia avenue northwest, at \$25,000 and the six-room dwelling at 486 E. Street southwest was sold for her to F. A. McNeill for \$3,500.

Several other sales are reported today by this company. Mrs. A. S. L. Evans bought from E. T. Clemond, the six-room house at 3125 W. Water street northwest for \$2,750. S. A. Faulkner bought the ten-room dwelling at the northeast corner of Thirtieth and Third streets southeast from James W. French for \$7,000. J. R. Detweiler bought from W. H. Moreland, the semi-detached six-room dwelling at 418 Lamont street northwest for \$4,000. John S. Weaver bought from S. Encler the six-room dwelling at 722 Gresham place northwest for \$3,500. The ten-room dwelling at 1822 Fifth street northwest was sold for M. Metzler for \$4,250 to an investor.

Fisher Company Makes Sales in Chevy Chase

Three sales of Chevy Chase property are reported this week by Thomas J. Fisher & Co., Inc. Albert S. Jones bought a lot at the southeast corner of Kennebec and Thirty-eighth streets, for \$2,500. The lot was bought for the purpose of erecting a dwelling. Egbert A. Clarke bought a sixty-foot lot on the north side of Ingomar street, between Thirtieth and Thirty-ninth streets, and a 100-foot lot on the north side of Quincy street was sold for \$6,000, for E. H. Shaw, a purchaser whose name is withheld.

New Realty Firm Makes Big Showing in Month

Seventeen houses and a lot have been sold for a total of about \$70,000 in the first month's business of the new realty concern, William A. Craig & Co. Four houses were sold for James Burns, the builder; three for R. W. Watts, and nine houses, 1837 to 1853 Kramer street northeast were sold to R. V. Portner. In the last sale Jordan & Co. participated.

Week's Realty Transfers in the District

Northwest.

Twenty-fourth and 1 streets northwest—James Owen Thompson et ux. to Max Wilk. Part original lot 3, square 41, \$10.

C street northwest, between Four-and-a-half and Sixth streets—Mary A. Cushing to John T. Knott, part original lots 4 and 5, square 490, \$10.

N street northwest, between Twenty-third and Twenty-fourth streets—Philip H. Christman to Ella A. Smith, lot 24, square 35, \$10.

Potomac street northwest, between M and Prospect streets—James W. Hunter to Edwin E. Hunter and Appollonia Hurley, part lots 29 and 31, square 126, \$10.

1218 Tenth street northwest—Fred B. Rhodes et ux. to J. Harry King and Besie King, lot 23, square 339, \$10.

Twenty-second street northwest, between 1 and K streets—Christina Zerega to George W. Decker, part original lot 11, square 54, \$10.

1236 and 1238 V street northwest—J. Henry Gully et ux. to Raymond K. Ferguson, lots 18 and 19, square 28, \$10.

Thirtieth street northwest, near U street—James D. Riedel et ux. to Christina Zerega, lot 217, square 124, \$10.

Seventeenth and K streets northwest—Richard M. Fairbanks, trustee, lot 1, square 164, \$10 subject to trust for \$40,000.

Fifteenth and L streets northwest—William J. Lambert et ux. to Union Trust Company, trustee, part original lot 1, square 197, \$10.

Thirtieth street northwest, between Q and R streets—Daniel J. Dailey et ux. to William R. Sherwood, part lot 209, square 128, \$10.

140 S street northwest—Thomas S. Lannon to Katie F. Lannon, lot 117, square 159, \$10.

F street northwest, between Twentieth and Twenty-first streets—Edwidge K. Jordan et ux. to Violet B. Bloomer, part original lot 1, square 103, \$10.

1228 D street northwest—John Hartman et ux. to Katherine Dwyer, part original lot 11, square 252, \$10.

Twenty-fifth and K streets northwest—Jessie P. Mann to James F. McFee, lots 29 and 31, and part lots 19 and 21, square 16, \$10.

Seventh and L streets northwest—C. Hallister Judd et ux. to Jesse R. Sherwood, part original lot 9, square 450, \$10.

M street northwest, between Seventeenth and Eighteenth streets—Glen E. Husted et ux. to Henry A. Voth, half interest in lot 19, square 152, \$10.

Rear of P street northwest, between Seventh and Eighteenth streets—Richard S. Brown et ux. to Harry G. Laycock, part original lot 16, square 157, \$10.

310 Q street northwest—Oscar W. King, lot 45, square 170, \$10.

Wisconsin avenue extended—International Realty and Development Company to Philip M. Coor, lots 379 and 371, square 180, \$10.

Wallace place northwest, between Thirtieth and Fourteenth streets—Eleanor M. Fritzsche to Alexander Hall, lot 187, square 237, \$10.

1236 and 1238 V street northwest—Raymond K. Ferguson to Lea Hill, lots 18 and 19, square 28, \$10.

Oregon avenue northwest, between Seventeenth and Eighteenth streets—Edmund K. Fox, trustee, to Gertrude C. H. Notes, lot 1, square 152, \$10.

Third street northwest, between D and E streets—Lea Hill to Jennie S. Bartlett, part lot 12, square 32, \$10.

F street northwest, between North Capitol and First streets—Mary Foley to Laura W. Hawkins, parts lots 26 and 27, square 626, \$10.

T street northwest, between Thirty-fifth and Thirty-sixth streets—Elsie Rhine to William H. and Irene Brannell, lot 286, square 102, \$10.

1672 Eighth street northwest—Mary J. Carver to Sarah L. Reynolds, lot 14, square 298, \$10.

Eight and I streets northwest—Mary Jane Fox, et ux. to Albert F. to Annon Behrend, one-third interest in part lots 1 and 12, square 40, \$10.

Virginia avenue northwest, between Twenty-first and Twenty-second streets—The George Washington University to Robert R. Mahoney, original lot 5, square 83, \$10.

Sixteenth and U streets northwest—George W. O'Neil, Jr., same property, \$10.

F street northwest, between Nineteenth and Twentieth streets—William B. Bloomer to Annie McQueen, part original lot 5, square 103, \$10.

27 H street northwest—Josiah Bellows to Annie L. Suter, lot 14, square 623, \$10.

519 and 521 Twenty-fifth street northwest—Patrick T. Moran et ux. to Nora J. Finucane, lots 18 and 19, square 39, \$10.

Thomas Moran et ux. to same, lot 18, square 40, \$10.

1229 T street northwest—Josie A. Tyner, et ux. to Robert E. to A. L. Hough, lot 46, square 160, \$10.

Fourth and U streets northwest—Thomas W. Stublefeld et ux. to Fourteenth Street Savings Bank, part lot 1, square 29, \$10.

Southwest.

K street southwest, between Four-and-a-half and Sixth streets—W. Walter Edwards, trustee, to Richard J. Donnelly, part lots 28 and 29, square 590, \$10.

Fourth and a-half street southwest—Minnie Krackhardt to Abraham and Sophie Frowick, part original lot 35, square 485, \$10.

F street southwest, between First and Second streets—George W. Huth et ux. to trustees, part original lots 1 and 2, square 584, \$10.

1214 to 1218 Union street southwest—Francis J. Huth et ux. to George W. Huth, original lot 1, square 584, \$10.

Half and U streets southwest—Michael J. Weller et ux. to George W. Huth, original lot 1, square 604, \$10.

George W. Huth et ux. to Joseph Green, \$10.

V and W streets southwest—Same to same, original lot 1, square 671, \$10.

George W. Huth et ux. to same property, to David D. Childer, \$10.

Water and V streets southwest—Mattie R. Slater to Joseph Given, original lot 7, square 607, and original lot 12, square 665, \$10.

Southeast.

I street southeast, between Thirtieth and Fourteenth streets—Sarah A. R. Doe to District of Columbia, lot 98, square 1066, \$10.

K street southeast, between Eighth and Ninth streets—Kate H. Way to Barbara C. Oliver, lot 25, square 928, \$10.

N street southeast, between First and Second streets—Harry Enrich et ux. to Frances M. Smylie, lots 117, 118, and 119, square 741, \$10.

Frances M. Smylie to Ella Enrich et ux. to same property, \$10.

Seventh street southeast, between G and H streets—Edward F. Lord et ux. to Ida Hopkirk, part original lot 22, square 878, \$10.

Carroll street southeast, between First and Second streets—William D. Abrams et ux. to Anna Monroe, lot 32 and part lot 45, square 722, \$10.

Anna E. Monroe conveys same property to William D. Abrams and Europa E. Abrams, \$10.

Fifteenth street southeast, between A and R streets—Alvin T. Chubb to Mary A. and Harry O. Tanner, part original lot 11, square 963, \$10.

E street southeast, between Seventh and Eighth streets—Third street southeast between M and N streets and Seventeenth and R streets—Simon Wolf, trustee, to Elizabeth P. Reynolds, part original lot 4, square 902; original lot 15, square 801; original half original lot 7, square 1083, \$10.

Fifteenth street southeast, between D and E streets—William C. Sullivan to Fannie J. Acton, lot 30, square 1061, \$10.

Ivy street southeast—Joseph H. Bradley et ux. to Louise Dubarry, part original lot 28, square 683, \$10.

Near-Urban.

Ingleside—James Martin et ux. to Catherine A. McKelz, lot 23, block 19, \$10.

Whitney Close—Hayes W. Hawkins to John A. Evans and Anna S. L. Evans, lot 35, block 2, \$10.

Mount Pleasant and Pleasant Plains—Lee Brown to Cornelius W. and Blanche M. Williams east half lot 4, block 8, \$10.

Birmingham place—Howard University et ux. to Thomas Taylor, part lot 7, block 2, \$10.

Holmes Estate—Zachariah T. Sowers et al., \$10.

Suburban.

Randle Highlands—Frances E. Burton to Emma Burton, lots 51 and 52, square 5587, \$10.

Randle Park—Arthur E. Randle et ux. to John C. and Ethel Z. Tull, lot 32, square east of 604, \$10.

North Randle Highlands—Charles E. Kefauver to Ethel E. Kefauver, lot 54, square 5441, \$10.

Wisconsin Avenue Park—Capital Realty Company, \$10.

MRS. MULLIGAN'S NEW HOME SHOWS SMALL LOT IDEAL

Colonial Structure of Roomy Interior Built on Restricted Site.

A notable addition to city residence architecture is the house now being completed by James A. Marshall at the northwest corner of R and Sixteenth streets northwest for Mrs. Emilie O. Mulligan. The building is the work of J. H. de Sibour, and is one of the architectural triumphs which architects occasionally achieve in this city, where limitations of site present difficult problems.

The owner, Mrs. Mulligan, is now attending the coronation ceremonies in London, but is expected to return late in the summer and occupy her home by the fall.

Of Pure Colonial Type.

The lot is only about 20 by 100 feet, yet an imposing house, with interior arrangements having no suggestion of stint of room, has been produced. The result was accomplished by making the broad side of the front of the house and placing a generous central entrance on this side.

The house is purely colonial in type, four stories in colonial brick and stone trimmings, and the fifth forming a mansard roof with dormer windows. The columns of the entrance porch are slender and of fine design. Ornamental iron has also been used effectively.

Every spacious hall of the colonial period, giving the first evidence of hospitality, has not had to be sacrificed to the exigencies of a small city lot. The hall into which the entrance opens is about twenty feet square, with a semi-circular staircase at the back of the room, opposite the entrance.

Layout of Upper Floors.

The library is immediately to the right, opening off from the hall, and the kitchen and accessory rooms take the space to the left.

A similar hall is on the second floor, opening on one side to the dining room and on the other to the drawing room. On the third floor the hall is cut in two and a morning room made out of the front part. A bathroom to the right and one to the left, with bedrooms, complete this floor. The fourth floor is similar in design, and the fifth is given over to a trunk room and five servants' rooms.

An elevator runs from the basement to the top floor. The basement is arranged with laundry, service hall, storage room, and wine room.

Weed Buys and Sells Lots at Big Advance

Theodore L. Weed, who recently purchased two lots on the west side of Thirty-sixth street, between Edmunds and Fulton streets, Massachusetts Avenue Heights, has sold them to B. M. Clinebald at an advance of \$200 and has purchased three other lots in the same neighborhood.

Major Henry C. Fisher, U. S. A., has bought a fifty-foot lot on Fulton street. Total sales of 129 lots embracing 86,135 square feet are reported.

STOCKBRIDGE AND BERKSHIRE, LARGE APARTMENTS, SOLD

Reinhold Realty Company Buys Chapin Street Properties for Big Price.

The Berkshire and Stockbridge apartment houses on Chapin street, between Fourteenth and Fifteenth streets northwest, have been sold by James Karkick for \$175,000 to the Reinhold Realty Company. The sale was made through the office of the New York Real Estate Brokers by W. C. Prather. The Berkshire is a five-story building adjoining the Stockbridge. The former has annual rentals of \$17,000, and the latter of \$2,000.

A three-story apartment house at the northwest corner of Florida avenue and Fourth street northwest is also reported sold by Mr. Prather for E. T. Heery to Howard Christman for \$15,000. For Mr. Christman was also sold two three-story dwellings at 1206 Corcoran street and 1907 I street northwest. The nine-room house at 1238 Girard street northwest, and two six-room houses at 407 and 416 Sixteenth street southeast were sold for J. A. Finch for \$7,500 and \$2,500 each, respectively. Several sales of farms property are also reported.

Justice G. E. Lamar Buys On New Hampshire Ave.

Justice George E. Lamar, of the Supreme Court of the United States, has purchased from George E. Hamilton the latter's town house at 1751 New Hampshire avenue, at the southeast corner of S street northwest. Mr. Hamilton retains a frontage of thirty-five feet, the house not occupying the part retained. The sale was made through the office of Thomas J. Fisher & Co., Inc. The Hamilton house is one of the notable colonial houses of that fashionable section of the city.

Southern Building to Have Law Library

The owners of the Southern Building announce that they have decided to install an up-to-date working law library with a capable librarian in charge, free use of which will be granted all tenants.

They expect to open it to the public on June 1, when they believe everything will be in perfect running shape. At the time the contractors are engaged in hanging doors, putting the finishing touches on the floors and walls, and connecting sewers, and the plasterers have about finished the plastering in the main lobby.

Finney and Syndicate Buys Land in Virginia

R. Gordon Finney and a local syndicate have purchased from George Straight six acres of ground in Clarendon, Va., for the purpose of immediate subdivision. The property lies east of the new school house. The sale was made by W. G. Collins, of Clarendon, and H. R. Thomas.

A Poured House at Virginia Highlands



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